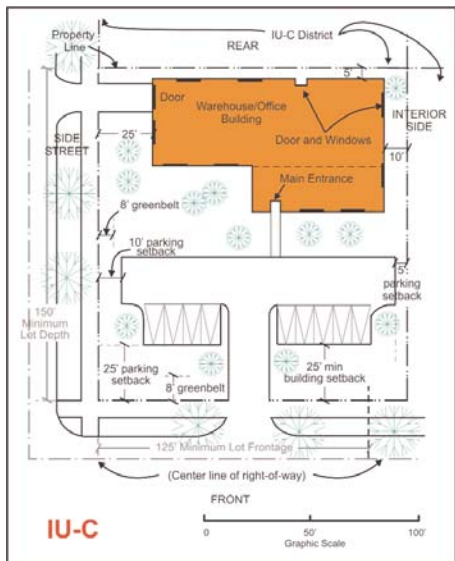


# Typical

## SITE PLAN



Alex Penelas, MAYOR

### Board of County Commissioners

Barbara Carey-Shuler, Ed.D. CHAIRPERSON

Katy Sorenson, VICE-CHAIRPERSON

Betty T. Ferguson  
DISTRICT 1

Dorin D. Rolle  
DISTRICT 2

Barbara Carey-Shuler, Ed. D.  
DISTRICT 3

Sally Heyman  
DISTRICT 4

Bruno A. Barreiro  
DISTRICT 5

Rebeca Sosa  
DISTRICT 6

Jimmy Morales  
DISTRICT 7

Harvey Ruvin  
CLERK OF COURTS

George M. Burgess  
COUNTY MANAGER

Katy Sorenson  
DISTRICT 8

Dennis Moss  
DISTRICT 9

Sen. Javier D. Souto  
DISTRICT 10

Joe A. Martinez  
DISTRICT 11

Jose "Pepe" Diaz  
DISTRICT 12

Natacha Seijas  
DISTRICT 13

Robert A. Ginsburg  
COUNTY ATTORNEY

Diane O'Quinn Williams  
DIRECTOR, DEPARTMENT OF PLANNING &  
ZONING

Miami-Dade County  
Department of Planning & Zoning  
111 N.W. First Street  
Miami, FL 33128-1974  
04/2004

Miami-Dade County provides equal access and equal opportunity in employment and services and does not discriminate on the basis of disability. "It is the policy of Miami-Dade County to comply with all of the requirements of the Americans with Disabilities Act."



## ZONING INFORMATION

# Industrial District, Conditional

This District Permits:

- All Uses Permitted in the IU-1 and IU-3 Districts
- Wholesale Distribution Facilities
- Storage Facilities
- Warehousing
- Offices



A Public Information  
Service of Miami-Dade County  
Department of Planning and Zoning

111 N.W. First Street, Miami, FL 33128-1974  
Monday-Friday, 8am-5pm, 305-375-1808

# Questions

## AND ANSWERS

### What is Zoning?

Zoning controls the use and development of land and buildings for the health, welfare and safety of the community.

### What is Setback?

A setback is the required minimum horizontal distance between the front, sides, and rear of the lot to the building.

### What is the maximum lot coverage permitted?

There is no restriction on lot coverage in this zoning district except as it might be controlled by other specific requirements such as parking, setbacks and landscaping requirements.

### Are retail uses permitted in this zone?

Yes, with certain limitations. A percentage of the floor area may be devoted to retail sales if the item being retailed is either assembled, manufactured, or stored on the balance of the premises. Certain restrictions apply. For further information see Section 33-259(62)(a) and (b) of the Miami-Dade County code.

### Can I have an electrically charged barbed wire fenced?

Electrically charged fences are not permitted. However, a barbed wire fence is permitted so long as it has no more than 3 strands of barbed wire and is placed on top of a fence at least 6 feet in height.

The regulations contained herein are general in nature and are subject to change as deemed necessary by the Board of County Commissioners. It is advisable to contact Zoning Information at (305) 375-1808 to ascertain whether more restrictive regulations may apply to specific developments.

# General

## INFORMATION

### Frontage; depth and area

No application for zoning of a tract of land for IU-C or for the platting thereof shall be permitted unless such tract consists of at least 10 acres of land, credit being given for right-of-way dedications; and such tract shall have not less than 330 feet of frontage and 330 feet in depth, credit being given for right-of-way dedication in computing such frontage and depth. Each individual lot within an IU-C subdivision must contain a minimum frontage of 125 feet and a minimum depth of 150 feet.

### Landscape Open Space, Greenbelts, Maintenance

A minimum of 20 percent of the net lot area shall be developed as landscaped open space: 8 foot wide greenbelt for lots up to 3 acres; 10 foot wide greenbelt for more than 3 acres. All landscaped areas must be provided with sprinkler systems. Landscaping and trees shall be provided in accordance with Chapter 18A of the Miami-Dade County Code.

### Building Height

No building in this district shall be of height greater than the width of the widest street upon which such building abuts.

### Off Street Parking

See Section 33-124 of the Miami-Dade County Zoning Code for specific parking requirements.

### Fences, Walls and Hedges\*

Chain link: height 8 feet; walls and hedges: maximum 4 feet within the required front or side street setbacks, height 8 feet at all other points.

\*In certain instances, the height of said wall or hedge may be limited to 2.5 feet for visibility at intersections or within 10 feet of either side of driveways.

# Principal

## BUILDING SETBACKS

### FRONT

- 25 feet on parcels of up to 2 net acres in size.
- 15 percent of the lesser dimension of the property proposed for use, for parcels larger than 2 net acres, but the maximum front setback need not be greater than 50 feet and the minimum such setback shall be not less than 25 feet.

### SIDE STREET

- 25 feet where the building abuts a highway right-of-way.

### INTERIOR SIDE

- 10 feet.

### REAR

- Minimum setback from rear property line on a through lot shall be the same as required for the front setback of the particular lot concerned.
- 0 feet from business or industrial district boundary where no openings are proposed in wall of structure adjacent to rear lot line.
- 5 feet from business or industrial district boundary, where any openings are provided in wall of structure adjacent to rear lot line.
- 20 feet from residential district boundary, except that credit shall be given for full width of dedicated alleys.
- The rear setbacks established above shall also apply to accessory buildings.